

## ZONING AND BUILDING AGENDA

SEPTEMBER 5, 2002

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 239614      DOCKET #7107 - DOMINICK MCNICHOLAS, Owner, 8700 Ballard Road, Des Plaines, Illinois 60016, Application (No. MA-20-06; Z00131). Submitted by Robert C. Kenny, Schain Burney Ross & Citron, 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-7 General Residence District for a Planned Unit Development (if granted under companion SU-20-18) for twenty-four (24) townhomes in Section 14 of Maine Township. Property consists of approximately 2.7 acres on the west side of Jacqueline Drive between Davis Street and Ballard Road of which .45 of an acre is located at the northeast corner of Ballard Road and Knight Avenue in Maine township. Intended use: Planned Unit Development for twenty-four (24) townhomes.
- 239615      DOKET #7108 - DOMINICK MCNICHOLAS, Owner, 8700 Ballard, Des Plaines, Illinois 60016, Application (No. SU-20-18; Z00132). Submitted by Robert C. Kenny, Schain Burney Ross & Citron, 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-7 General Residence District (if granted under companion MA-20-06) for a Planned Unit Development for twenty-four (24) townhomes in Section 14 of Maine Township. Property consists of approximately 2.7 acres on the west side of Jacqueline Drive between Davis Street and Ballard Road of which .45 of an acre is located at the northeast corner of Ballard Road and Knight Avenue in Maine Township. Intended use: Planned Unit Development for twenty-four (24) town homes. **RECOMMENDATION:** The Zoning Board of Appeals recommends by a vote of 4-0 that the proposed extension of time for the applicant to apply for a building permit be granted, in accordance with our Findings and Recommendations presented herewith.

**Previous request on the above applications was granted on October 18, 2001 by the Cook County Board of Commissioners to rezone the subject property from the R-5 Single Family Residence District to the R-7 General Residence District and a Special Use in the R-7 Residence District for PUD of 24 town homes.**

### PLAT

- 254094      PLAT OF SUBDIVISION, Subject: Pine Subdivision, being a Subdivision of part of the East 280 feet of Northwest Quarter of the Northwest Quarter of Section 27, Township 37 North Range 11 East of the Third Principal Meridian, in Cook County, Illinois. Located at approximately 1000 feet North of Apple Way and 245 feet West of Prairie Court in unincorporated Lemont Township. The County Map Department has investigated the above-mentioned Plat of Subdivision and finds that it meets with the requirements of the Highway Department, Zoning and Subdivision regulations and that this Plat is in compliance with the Cook County Subdivision Manual, passed on April 18, 1961. The Plat of Subdivision has been checked with the Hydrologic Investigators Atlas published by the U.S. Geological Survey. Recommend said plat be approved.

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIANCES:

- 254379      DOCKET #7315 – K. MARKHAM, Owner, Application: Variation to reduce left interior side yard setback from the required 10 feet to 8 feet 4 inches (existing) for an addition to the existing single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the west side of Glenshire Road, approximately 471 feet south of Glenview Road in Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 254380      DOCKET # 7284 - WILLIAM & DIANNE FOSCO, Owners, Application: Variation to reduce left side yard setback from the required 15 feet to 10 feet for attached garage addition in the R-3 Single Family Residence District. The subject property consists of approximately 0.63 of an acre, located on the west side of Adsit Road, approximately 243 feet north of Hillcrest Drive in Palos Township. **RECOMMENDATION: That variation application be granted.**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIANCES:**

- 254381      DOCKET # 7304 - MICHAEL & PATRICIA JACKSON, Owners, Application: Variation to reduce right interior side yard setback from the required 10 feet to 5 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of 72nd Street, approximately 102 feet west of Sayer Avenue in Stickney Township. **RECOMMENDATION: That variation application be granted.**
- 254382      DOCKET #7297 - PAT & ELYSE SWEENEY, Owners, Application: Variation to reduce right interior side yard setback from the required 15 feet to 10 feet (existing) for an addition to single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.5 of an acre, located on the west side of Beechnut, approximately 354 feet south of Birchwood Road in Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 254383      DOCKET #7310 - M. & C. DINSMORE, Owners, Application: Variation to reduce right interior side yard setback from the required 15 feet to 4.98 feet (principal) and to reduce right interior side yard setback from the minimum required 15 feet to 6.44 feet (existing accessory) for an addition to existing single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the east side of Meadow Lane, approximately 879.59 feet north of Harrison Street in Maine Township. **RECOMMENDATION: That variation application be granted.**
- 254384      DOCKET #7298 - KARL & CAROLYN GROSS, Owners, Application: Variation to reduce lot width from the required 150 feet to 145 feet for a single family residence with well and septic in the R-3 Single Family Residence District. The subject property consists of approximately 0.998 of an acre, located on the west side of Elm Avenue, approximately 1,172 feet south of Wolf Road in Lyons Township. **RECOMMENDATION: That variation application be granted.**
- 254385      DOCKET #7299 - ELIZABETH & WILLIAM SREJMA, Owners, Application: Variation to reduce corner side yard setback from the required 25 feet to 12 feet for a detached in the R-4 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the southeast corner of Laurel Avenue and 57th Street in Lyons Township. **RECOMMENDATION: That variation application be granted.**
- 254386      DOCKET #7312 - ZOFIA ZONTEK, Owner, Application: Variation to reduce front yard setback from the required 25 feet to 6 feet; reduce right interior side yard setback from the required 10 feet to 3 feet (existing); reduce left interior side yard setback from the required 10 feet to 4 feet 26 inches (existing); reduce rear yard setback from the required 5 feet to 2 feet 5 inches (existing accessory) for front porch and step addition to existing single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.10 of an acre, located on the west side of Latrobe Avenue, approximately 183 feet north of 50th Street in Stickney Township. **RECOMMENDATION: That variation application be granted.**
- 254387      DOCKET #7300 - MICHAEL MAKOWIECKI, Owner, Application: Variation to reduce right interior side yard setback from the required 15 feet to 10.2 feet (existing) and reduce left interior side yard setback from the required 15 feet to 10.35 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the west side of Linden Lane, approximately 400 feet north of Briarwood Lane in Palatine Township. **RECOMMENDATION: That variation application be granted.**
- 254388      DOCKET #7213 - S. & N. ABRAHAM, Owners, Application: Variation to reduce rear yard setback from the required 50 feet to 42 feet for a proposed wood deck and gazebo in the R-3 Single Family Residence District. The subject property consists of approximately 0.58 of an acre, located on the northeast corner of Hill and Locust Road in New Trier Township. **RECOMMENDATION: That variation application be granted.**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIANCES:**

254389      DOCKET # 7214 -K. ROZEK, Owner, Application: Variation to increase F.A.R. from the required 0.40 to 0.41 for a single-family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Greenwood Road, approximately 174 feet north of Linneman Street in Northfield Township. **RECOMMENDATION: That variation application be granted.**

\* The next regularly scheduled meeting is presently set for Thursday, September 19, 2002.